

2-20-02 Signatures  
on deed

20020315  
02334

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
  - a) 162-15-602-004/005
  - b)
  - c)
  - d)
2. Type of Property
  - a) ☐ Vacant Land
  - b) ☐ Single Fam. Res.
  - c) ☐ Condo/Townhse
  - d) ☐ 2-4 Plex
  - e) ☐ Apt. Bldg.
  - f) ☐ X Comm/Ind?
  - g) ☐ Agricultural
  - h) ☐ Mobil Home
  - i) ☐ Other
3. Total Value/Sales Price of Property: \$0.00  
Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
Transfer Tax Value \$0.00  
Real Property Transfer Tax Due \$0.00

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #  
Book \_\_\_\_\_ Page \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 2
- b. Explain reason for exemption: Deeding to Board of Trustees

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Escrow Holder

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Inank Kishner & Trustee, Plaintiff  
Address: Wakeland Square Shopping Center LLC

City: C/O 350 Convention Center Dr.

City: Las Vegas

State: NV ZIP: 89109

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Sheila R. Houston, VP  
Address: 4212 Eucalyptus Annex

City: Las Vegas

State: NV ZIP: 89121

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Company of Nevada  
3760 Pecos McLeod Interconnect, Suite 7

Escrow Number: 891799 DMS/dsw  
Las Vegas, NV 89121-4241

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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File Number: 891799 DMS

WHEN RECORDED MAIL  
TAX STATEMENTS TO

Clark County School District  
Board of School Trustees  
4212 Eucalyptus Annex  
Las Vegas, NV 89121

RPTT: Sexempt 2  
APN#: 162-15-602-004 and 162-15-602-005

### GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Maryland Square Shopping Center Limited Liability Company, a Nevada limited liability company

do(es) hereby GRANT, BARGAIN, and SELL to

Clark County School District, Board of Trustees

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference for complete legal description.

Subject to:

1. All general and special taxes for the current fiscal year
2. Covenants, Conditions, Restrictions, Reservations, Right, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

See attached for Seller  
signature

Signature page to Grant Bargain and Sale Deed

Maryland Square Shopping Center  
Limited Liability Company, a  
Nevada limited liability company

By: Herman Kushner Trust  
Its: Member

Irwin Kushner Co. Trustee  
By: Irwin Kushner, Co-Trustee of  
the Herman Kushner Trust

Jerry Engel  
By: Jerry Engel, Co-Trustee of the  
the Herman Kushner Trust

N.A.  
By: Bank of America NT&SA, a  
banking corporation, Co-Trustee of  
the Herman Kushner Trust

Allen E. Green  
By: Allen E. Green  
Vice-President

By: Kushner 1989 Trust  
Its: Member

Paula C. Gentile  
By: Paula C. Gentile, Esq.,  
Trustee of the Kushner 1989 Trust  
dated March 30, 1989

By: Kushner 1993 Trust  
Its: Member

Sara Kushner  
By: Sara Kushner,  
Trustee of the Kushner 1993 Trust  
dated August 17, 1993

Acknowledgement Page to Grant Bargain and Sale Deed

State of Nevada  
County of Clark

This instrument was acknowledged before me on February 20 2002 by  
Irwin Kishner, Co-Trustee of the Herman Kishner Trust, Member of Maryland  
Square Shopping Center Limited Liability Company.

[Signature]

Notary Public

(My commission expires: 6/11/03)



State of Nevada  
County of Clark

This instrument was acknowledged before me on February 20 2002 by  
Jerry Engle, Co-Trustee of the Herman Kishner Trust, Member of Maryland  
Square Shopping Center Limited Liability Company.

[Signature]

Notary Public

(My commission expires: 6/11/03)



State of Nevada  
County of Clark

This instrument was acknowledged before me on February 20 2002 by  
Allen E. Green Vice President of Bank of America ~~NT&SA~~, a banking  
corporation, Co-Trustee of the Herman Kishner Trust, Member of Maryland  
Square Shopping Center Limited Liability Company.

[Signature]

Notary Public

(My commission expires: 6/11/03)



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02334

State of Nevada  
County of Clark

This instrument was acknowledged before me on 2/26/02 by  
Paula C. Gentile, Esq., Trustee of the Kishner 1989 Trust dated March 30, 1989,  
Member of Maryland Square Shopping Center Limited Liability Company.

Lynda Stewart  
Notary Public

(My commission expires: 10/22/02)



NOTARY PUBLIC  
STATE OF NEVADA  
County of Clark  
LYNDA STEWART  
Appl. No. 94-53382

State of Nevada  
County of Clark

This instrument was acknowledged before me on February 2, 2002 by  
Sara Kishner, Trustee of the Kishner 1993 Trust dated August 17, 1993, Member  
of Maryland Square Shopping Center Limited Liability Company.

Janae Hibel  
Notary Public

(My commission expires: 6/11/03)



JANA E HIBEL  
Notary Public - Nevada  
Clark County  
My Commission Expires  
June 11, 2003

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02334

EXHIBIT "A"

LV-891799-DMS

DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE EASTERLY 50 FEET AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED MAY 14, 1954 IN BOOK 9 OF OFFICIAL RECORDS, A DOCUMENT NO. 10369.

FURTHER EXCEPTING THE SOUTHERLY 40 FEET THEREOF, AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED FEBRUARY 16, 1960 IN BOOK 232 OF OFFICIAL RECORDS, AS DOCUMENT NO. 188274.

FURTHER EXCEPTING THE WESTERLY 30 FEET THEREOF AS CONVEYED TO COUNTY OF CLARK BY DEED RECORDED MARCH 22, 1968 IN BOOK 702 OF OFFICIAL RECORDS AS DOCUMENT NO. 564510.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE SOUTHLAND CORPORATION BY DEED RECORDED FEBRUARY 7, 1986 IN BOOK 860207 OF OFFICIAL RECORDS, AS DOCUMENT NO. 00435.

FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED AUGUST 13, 1979 IN BOOK 1101 OF OFFICIAL RECORDS, AS DOCUMENT NO. 1660119.

FURTHER EXCEPTING THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JULY 13, 1992 IN BOOK 920713 OF OFFICIAL RECORDS, AS DOCUMENT NO. 00106.

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JRW

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
FIRST AMERICAN TITLE COMPANY OF  
03-15-2002 16:00 DGI 5  
BOOK: 20020315 INST: 02334  
OFFICIAL RECORDS  
FEE: 18.00 RPTT: EX#002